

Aaron Goode
702 Quinnipiac Avenue, Unit F
New Haven CT 06513

Insurance & Real Estate Committee
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Testimony in Support of SB 14, An Act Concerning Home Energy Affordability for Homebuyers

Energy transparency requirements for sellers of real estate are pro-consumer and promote efficiency improvements across the building sector. Chicago has seen a 7.6% reduction in energy use since the adoption of an energy efficiency benchmarking and transparency ordinance in 2013. Researchers at the Massachusetts Institute of Technology discovered a decline in energy use of up to 14% over four years in clearly benchmarked buildings in NYC. More than 35 jurisdictions have adopted similar regulations for residential or commercial buildings and virtually all have seen positive results, while adverse impacts predicted by real estate interests have failed to come to pass.

Energy labeling will accelerate the adoption of residential energy efficiency measures, leading to healthier indoor air quality, better ambient air quality and greenhouse gas reductions, helping the State of Connecticut to achieve its target goals in these areas.

Apart from energy use reduction and climate mitigation benefits, providing an energy label is basic consumer protection. Energy burden is extremely high in Connecticut. The energy label informs buyers of the “total cost of ownership,” allowing them to make an informed decision about long-term expenses and budgeting.

Recommended changes:

- 1) Add a performance metric for water conservation to the disclosure of energy score. The 1-100 EPA Water Score is one such available metric.
- 2) Strengthen the enforcement mechanism by creating an additional class of penalties including possible revocation of licensing while also requiring municipalities to set aside any civil penalties in a fund for energy efficiency programs.

Thank you for the opportunity to testify on these matters.